



**Spencer Historic Preservation Commission
Regular Meeting Agenda
Monday, January 26, 2026, 7:00 P.M.**

- Call the Meeting to Order Leslie Ann Talbott, Chair
- Introduction & Pledge of Allegiance..... Volunteer from the Board
- Formal Roll Call..... Leslie Ann Talbott, Chair
 - [Determination of a Quorum (3 Regular Business)]
- Approval of Minutes & Agenda
 - Adoption of Agenda for January 26, 2026 Regular Meeting.

New Business:

1. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-26-001 – Josh Swart, Straight Path Real Estate Solutions, LLC (Owner/Applicant)

Parcel # 1: Rowan County Parcel ID: 035 144

Parcel # 2: Rowan County Parcel ID: 035 269

Parcel # 3: Rowan County Parcel ID: 035 143

Proposed Project:

A coordinated development consisting of three (3) duplex-style residential buildings on three (3) separate lots, each containing two (2) dwelling units, for a total of six (6) residential dwelling units.

2. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-26-002 – 113 2nd Street – Mabel Paredes (Owner/Applicant)

Rowan County Parcel ID: 032 161

Proposed Project:

- Painting of all previously unpainted natural red brick masonry on all sides of this two-story brick house a new exterior color (white).
- Repainting of existing previously painted exterior window trim in a new color (black).

HPC Meeting Agenda

3. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-26-003 – 108 4th Street – Susan Morris (Owner); Abdullah Saleh, Smoke Time & Beauty Store (Applicant)

Rowan County Parcel ID: 032 153

Proposed Project:

- Installation of a new 18-ft. wide internally- and externally- illuminated wall-mounted storefront business sign, including dual-lit channel letters mounted on a backer panel and raceway, installation of new exterior storefront lighting, and installation of LED colored accent lighting outlining the front storefront display windows.

4. (Placeholder) All other new or old business is at the discretion of the Chair.

- **Public Comment**
 - **Comments from Staff**
 - **Comments from Board Members**
 - **Announcements**
 - Next meeting is February 16, 2026, 7:00 P.M.
 - **Adjourn**
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